

**CASCADE COUNTY SPECIAL COMMISSION MEETING**  
**January 31, 2022**  
**CHAMBERS MEETING AND VIA ZOOM**  
**9:00 AM**

Commission  
Journal #62

Notice: Pursuant to MCA 2-3-212(1), the official record of the minutes of the meeting is in audio form, located at [cascadecountymt.gov](http://cascadecountymt.gov) and the Clerk and Records Office. This is a written record of the meeting to reflect all the proceeding of the Board. MCA 7-2-2611 (2) (b). Timestamps are indicated below, in red, and will direct you to the precise location should you wish to review a specific agenda item audio segment. This written record was officially approved on February 22, 2022.

**Cascade County Commission:** Chairman Joe Briggs, Commissioner Jim Larson, and Commissioner Don Ryan.

**Present:** Carey Ann Haight, Phoebe Marcinek, Charity Yonker, Amber Hobbs, Rina Fontana Moore, Bonnie Fogerty, and Marie Johnson.

**Zoom Attendees:** Jordan Yuhas, Karen Alley, Nathan Hoines, Ronda Wiggers, John O. Leary, Jenn Rowell, and Craig Raymond.

**Public Attendance:** D. Wade Lawrence, Chris Gibson, John Faulkner, Larry Lewis, and Scott Moodie.

**Call to Order:** Chairman Briggs called the special meeting to order. **00:01**

**Pledge of Allegiance:** The pledge of allegiance was recited. **00:03**

Chairman Briggs announced that this special meeting is a public hearing to make a decision on an appeal of the Zoning Board of Adjustments decision rendered on November 15, 2021, for a special use permits approving second dwellings in the Foothills Ranch Phase III subdivision.

**01:15**

**Public Hearing:**

**Close the Commission Meeting:**

Chairman Briggs recessed the Regular Commission Meeting at 9:04 a.m.

**Open the Public Hearing:**

Chairman Briggs opened the Public Hearing at 9:04 a.m.

**Waived Reading of Public Notice:**

The reading of the Public Notice was waived without objection. **(See Exhibit A)**

**Staff Report:**

Charity Yonker Planning Director read the Procedural Background which can be found in the Agenda Action Report. **03:49 - 24:23**

**Written Testimony:** Ms. Yonker presented a letter from Great Falls Public Schools (see Exhibit "B"), and emails from Wade Lawrence, Kelly Audet, Hannah Bateman, Del Ann Howard, Tim Yuhas, Jesse Rosteck, and Amy Parsons (see Exhibit "C").

Chairman Briggs had some additional comments about this public hearing. **24:52-25:48**

**Call to Applicant:**

Wade Lawrence, 54 Sun Valley Lane- stated that he filed the appeal on this special permit.

**27:17-35:45**

Conversation amongst the applicant, staff, and the commissioners. **35:46-41:10**

**Call for Proponents:**

John Faulkner 37 Limestone Lane- approached the Commission. **41:34**  
Conversation and comments between public, staff and the commissioners.

**41:35-51:41**

Chris Gibson 10 Cobblestone Lane-commented. **51:53**

Scott Moodie 7 Rock Quarry Lane- commented. **59:56**

John Faulkner-37 Limestone Lane- commented. **1:11**

**Chairman Briggs called for Proponents, three times with no response. 1:12**

**Call for Opponents:**

Kyle Moore of Signature Homes identified himself as the builder of the townhomes. He presented a large photo of the townhouses (see Exhibit "D"). **1:12**

Conversation and comments between public, staff and the commissioners. **1:24-1:29**

Larry Louis 65 Silver Mine Lane stated he is owner of a townhouse and shared his concerns. **1:30**

**Chairman Briggs called for Zoom attendees to comment. 1:31**

Nathan Hoines spoke as a member of the development. **1:32**

Conversation and comments between public, staff and the commissioners. **1:42**

**Chairman Briggs called for Opponents, three times with no response. 1:43**

**Call for Informational Witnesses:**

**Chairman Briggs called for Informational Witnesses, three times with no response. 1:43**

**Close to Public Hearing:**

**Chairman Briggs closed the Public Hearing at 10: 46 a.m.**

**Resume Regular Commission Meeting:**

**Chairman Briggs re-opened the Commission Meeting at 10: 46 a.m.**

**Chairman Briggs called for a motion.**

Commissioner Larson made a **MOTION** to uphold the Zoning Board of Adjustment's decision and adopt the supplemental staff report in its entirety with Findings of Fact and recommendations, after consideration of all of the public comment and testimony, the record before the Board of County Commissioners and any new information presented to the Board of County Commissioners regarding the appeal, and approve Special Use Permits #026-2021, #027-2021, #028-2021, and #029-2021 to allow the construction of a second dwelling unit on Lots 8-11, Block 6, of the Foothills Ranch Phase III, Subdivision in Section 24, Township 20 North, Range 4 East, P.M.M., Cascade County, MT subject to the 4 conditions read earlier. **1:47**  
Commission closing comments. **1:48-1:54**

**Motion carries 3-0 1:54**

**Public comment on any public matter that is not on the meeting agenda, and that is within the Commissioners ' jurisdiction. (MCA 2-3-103) : None**

**Adjournment :** Chairman Briggs adjourned the special meeting at 10:57 a.m.